

58-84

BK 7428PG209

**WARRANTY DEED**  
(Joint Tenancy - Statutory Short Form)

**NO TRANSFER  
TAX PAID**

**017386**

**Donald E. Kenerson (a/k/a Donald C. Kenerson)**, whose mailing address is 7300 S. Solon Road, Solon, Maine 04979 for consideration paid, grant to **Donald E. Kenerson and Catherine A. Kenerson**, whose mailing address is 7300 S. Solon Road, Solon, Maine 04979 as **Joint Tenants with Warranty Covenants**, a certain lot or parcel of land with the buildings thereon, situated in Waterville, bounded and described as follows, to wit:

BEGINNING at an iron rod in the easterly line of College Avenue at its intersection with the southerly line of Vigue Avenue; thence easterly along said Vigue Avenue one hundred thirty seven and five tenths (137.5) feet to an iron pin; thence southerly one hundred one and seventy five hundredths (101.75) feet to a stone with a drill hole on the northerly line of land of Maine Central Railroad Company; thence westerly along the land of said Railroad Company one hundred thirty seven and five tenths (137.5) feet to an iron rod at the easterly line of College Avenue; thence northerly one hundred one and seventy five hundredths (101.75) feet along said College Avenue to the iron rod at the point of beginning.

**EXCEPTING AND RESERVING:**

A CERTAIN LOT OR PARCEL OF LAND with the buildings thereon situated on the easterly side of College Avenue, so called, and on the southerly side of Vigue Street, so called, in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows, to wit:

BEGINNING at an iron rod set at the intersection of the easterly right of way line of College Avenue and the southerly right of way line of Vigue Street; thence by the following courses and distances, to wit:

1. South sixty five degrees, six minutes, thirty two seconds East (S 65° 06' 32" E) along the southerly right of way line of Vigue Street a distance of twenty one and 10/100ths (21.10) feet to an iron rod set for a corner on said right of way line; thence
2. South thirty three degrees, twenty two minutes, twenty two seconds West (S 33° 22' 22" W) along the westerly line of land retained by Donna A. Cormier, a distance of thirty and 04/100ths (30.04) feet to an iron rod set at an angle point in said line; thence
3. South twenty degrees, four minutes, fifty seconds West (S 20° 04' 50" W) along the westerly line of land retained by Donna A. Cormier, a distance of thirty four and 06/100ths (34.06) feet to an iron rod set on said line; thence
4. Continuing south twenty degrees, four minutes, fifty seconds West (S 20° 04' 50" W) along the westerly line of said land retained by Donna A. Cormier, a distance of thirty six and 82/100ths (36.82) feet to an iron rod set on the northerly line of the land described in the deed of Keith Graffman to the Trustees of the Keith Graffman Revocable Living Trust and deed dated May 28, 1992 and recorded in the Kennebec County Registry Book 4161, Page 180;

*D. P. Cormier*

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5. North sixty five degrees, six minutes, thirty two seconds West (N 65° 06' 32" W) along the northerly line of the land owned by said Trustees, a distance of forty two and 60/100ths (42.60) feet to a one half (1/2) inch iron pipe found on the easterly right of way line of College Avenue at the northwesterly corner of the land of said Trustee; thence
6. North thirty six degrees, nine minutes, twenty nine seconds East (N 36° 09' 29" E) along the easterly right of way line of College Avenue a distance of one hundred two and 31/100ths (102.31) feet to the iron rod set at the point of beginning.

The above described parcel contains two thousand, nine hundred fifty (2,950) square feet, more or less, or zero and 068/1000ths (0.068) acres. Said parcel is labeled "Front Lot", on a survey entitled "Plan of the Proposed Division of the Land of Donna Cormier", dated 6/96 by K & K Land Surveyors, Inc. All iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc. #1132".

THE ABOVE PREMISES being the same conveyed by United Kingfield Bank to Donald C. Kenerson by deed dated April 17, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6466, Page 299.

Witness my hand and seal this 28<sup>th</sup> day of May, 2003

Deborah A. Douglas  
Witness

Donald E. Kenerson  
Donald E. Kenerson

State of Maine  
Kennebec, ss.

May 28, 2003

Personally appeared the above named Donald E. Kenerson and acknowledged the foregoing instrument to be his free act and deed.



Before me,

Deborah A. Douglas  
Notary Public

Printed Name \_\_\_\_\_  
My Com. Exp.: \_\_\_\_\_



DEBORAH A. DOUGLAS  
Notary Public, State of Maine  
My Commission Expires September 6, 2006

RECEIVED KENNEBEC SS.  
2003 MAY 30 AM 9:00

ATTEST: Barbara A. [Signature]  
REGISTER OF DEEDS